

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 5 DOWNES STREET (MBP 310-0092-02300), Land Disposition Agreement of Sliver Lot [New Haven Redevelopers, LLC].
REPORT: 1469-24
ADVICE: Approval

PROJECT SUMMARY:

Developer: New Haven Redevelopers, LLC
Disposition Price: \$5,227.50
Site: 3,485 S.F.
Zone: RM-2
Use: Additional Land
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel and proposes to sell it to New Haven Redevelopers, LLC (NHR) who will maintain the parcel in conjunction with the adjoining lot known as 15-17 Downes Street.

A recent site visit shows the odd shaped sliver lot nestled between a truck service garage and a three family dwelling at 15 Downes Street. Said lot is fenced at the street front and is currently utilized as off street parking and additional open space.


PLANNING CONSIDERATIONS:

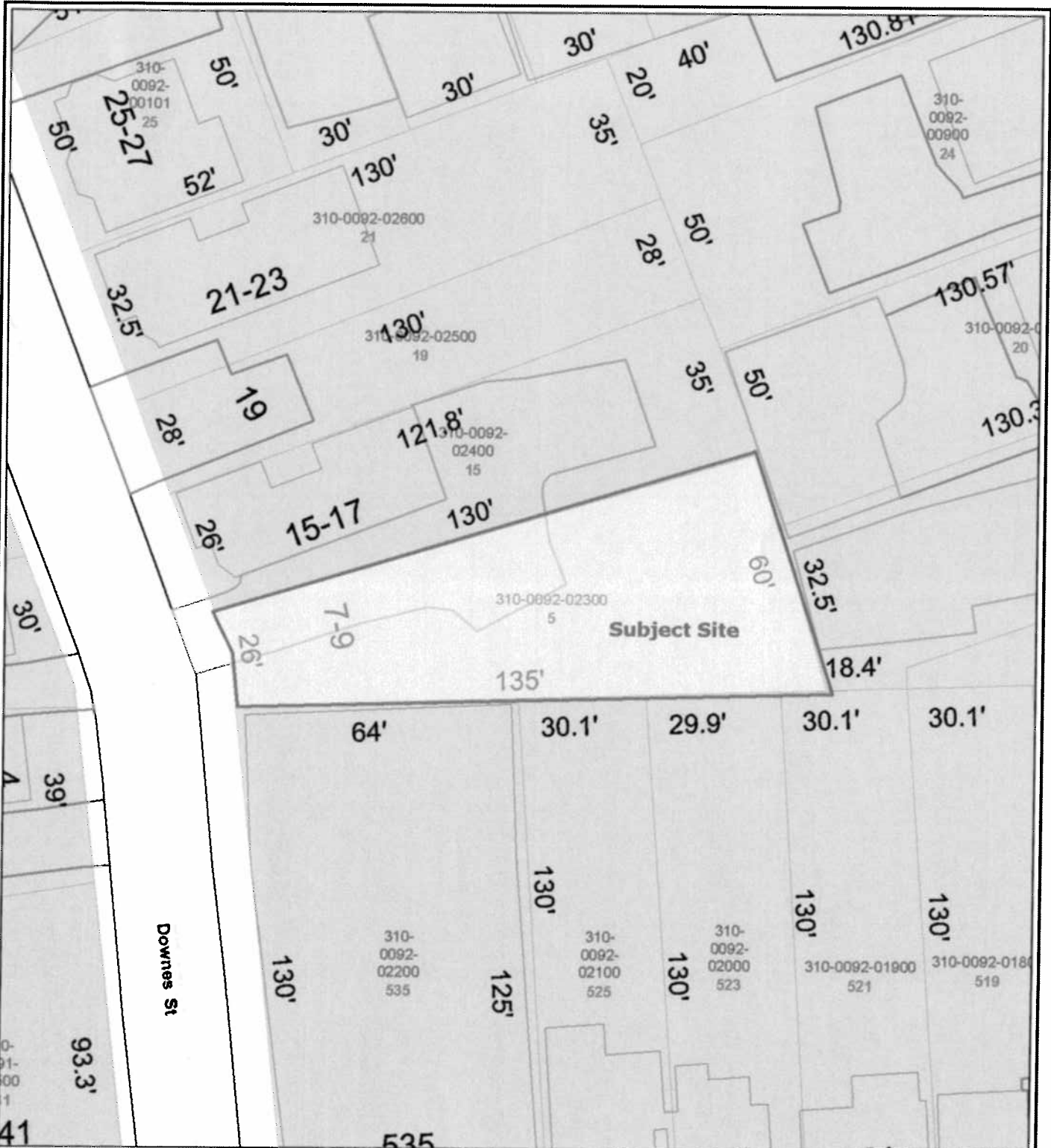
Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. Staff notes an offer was made to the neighboring service garage; however, they declined. Although the City GIS map shows 7-9 Downes Street the map-block-parcel numbers are correct. The City proposes to sell the subject property for \$5,227 or \$1.50 per square foot and the estimated cost of improvements is not available. The Commission has not addressed the issue of price.

ADVICE:

The Commission finds the proposed reuse of the property suitable for the site in question and therefore recommends approval.

ADOPTED: September 18, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director



City of New Haven, Connecticut
John DeStefano Jr., Mayor



5 Downes Street

Produced by the
Office of Information Technology
Geographic Data Viewer

- Waterway
 - Lake - Pond
 - River
 - Shoreline
 - Stream
 - Wetland
- Parcel
 - Parcel Boundary Line
- Schools
 - ⌘ Administration
 - ⌘ Food Service
 - ⌘ Private School
 - ⌘ Public School
 - ▲ Fire Station
- Police Station
 - ▲ PD Headquarters
 - ▲ Substation
 - ⌘ Health Centers
 - ⌘ Hospital
 - ⌘ Library
- Railroad
 - Railroad Track
 - Abandoned Railroad Track
 - Airport Runway
 - Parcel Line_2005
- Parks
 - ⌘ Park
 - ⌘ Triangle
 - ⌘ Golf Course
 - ⌘ Land Trust Preserves
 - ⌘ Airport boundary
 - ⌘ Shoreline

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Scale: 1" = 32 ft

Created: September 12, 2012

